122.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	897,800 / 897,800
					USE VALUE:	897,800 / 897,800
					ASSESSED:	897,800 / 897,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAGAN HERBERT M & ELINORE C
Owner 2:	TRS/KAGAN REVOCABLE LIVING TR
Owner 3:	
Street 1:	17 KENSINGTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KAGAN HERBERT M & ELINORE C -
Owner 2:	-
Street 1:	17 KENSINGTON PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,222 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Wood Shingle Exterior and 2035 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5222.000	378,800		519,000	897,800
Total Card	0.120	378,800		519,000	897,800
Total Parcel	0.120	378,800		519,000	897,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.14 | /Parcel: 441.1

Legal Description

User Acct

78579

GIS Ref

GIS Ref

Insp Date

08/29/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 122.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	378,800	0	5,222.	519,000	897,800	897,800	Year End Roll	12/18/2019
2019	101	FV	299,000	0	5,222.	547,800	846,800	846,800	Year End Roll	1/3/2019
2018	101	FV	299,000	0	5,222.	403,700	702,700	702,700	Year End Roll	12/20/2017
2017	101	FV	299,000	0	5,222.	386,400	685,400	685,400	Year End Roll	1/3/2017
2016	101	FV	299,000	0	5,222.	357,500	656,500	656,500	Year End	1/4/2016
2015	101	FV	291,600	0	5,222.	299,900	591,500	591,500	Year End Roll	12/11/2014
2014	101	FV	291,600	0	5,222.	292,900	584,500	584,500	Year End Roll	12/16/2013
2013	101	FV	291,600	0	5,222.	279,100	570,700	570,700		12/13/2012

!9494!

PRINT

Date	Time
12/10/20	23:57:47

LAST REV

Date	Time
07/26/18	10:51:06
mmcmakin	
9494	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAGAN HERBERT M	71116-16	1	6/6/2018	Convenience	1	No	No		
	11689-247		6/6/1969			No	No		N

USER DEFINED

Prior Id # 1:	78579
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2006	685	Redo Bat	21,000			G8	GR FY08	
5/23/2006	402	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
11/18/2008	Meas/Inspect	345	PATRIOT
1/4/2007	Permit Visit	BR	B Rossignol
12/18/1999	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
10/29/1999	Measured	263	PATRIOT
8/4/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5222		Sq. Ft.	Site		0	90.	1.10	10									518,994						519,000	

Total AC/HA: 0.11988 | Total SF/SM: 5222 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 518,994 | Spl Credit | Total: 519,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27499998
Const Adj.:	1.00989902
Adj $ / SQ:	160.953
Other Features:	85014
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514704
Depreciation:	135882
Depreciated Total:	378822

COMMENTS

STAIRS TO UAT. OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1				HB	1	

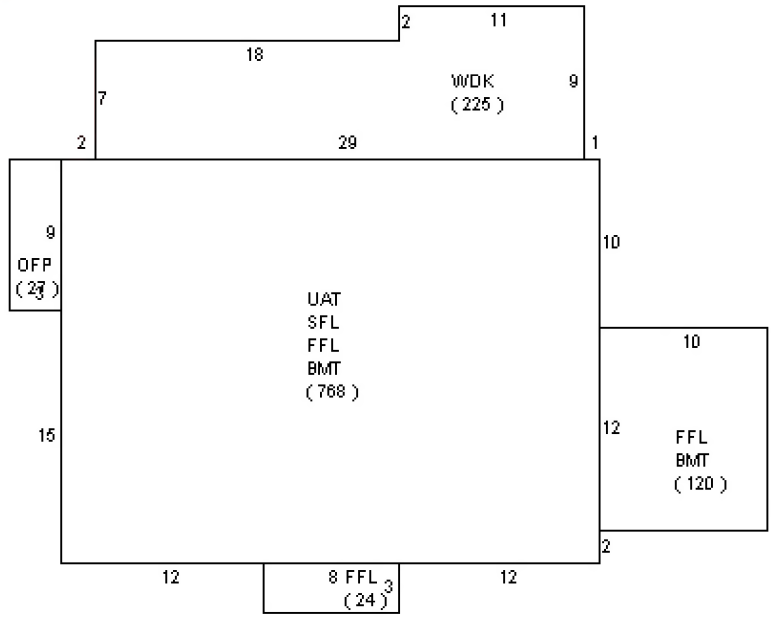
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	194.75
Special Features:	0	Val/Su Net:	125.76
Final Total:	378800	Val/Su SzAd	225.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	912	160.950	146,789
BMT	Basement	888	60.840	54,026
SFL	Second Floor	768	160.950	123,612
WDK	Deck	225	10.550	2,373
UAT	Upper Attic	192	64.380	12,361
OFP	Open Porch	27	44.440	1,200

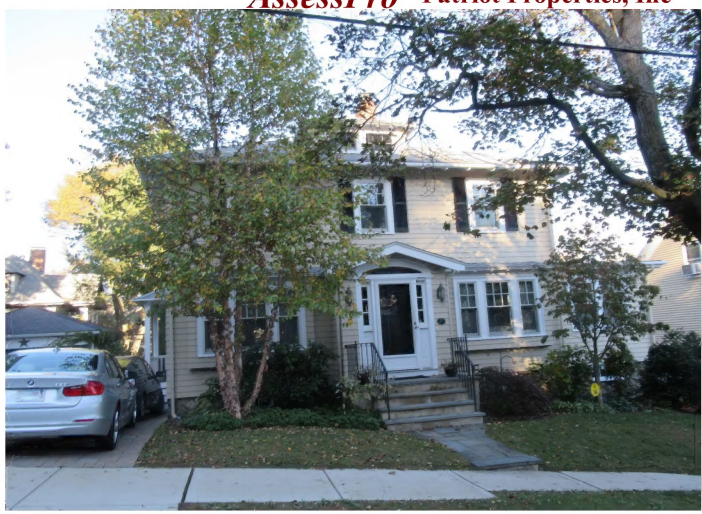
Net Sketched Area:	3,012			Total:	340,361
Size Ad	1680	Gross Are	3588	FinArea	2035

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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